

[1] On what date were expressions of interest opened for the purchase of a section of the former Gosford Public School site? Please list where the sale was advertised.

Note: In responding to this request, it is assumed 'opened' in the above question is defined as the date the Expression of Interest Campaign commenced.

The expressions of interest ('EOI') campaign formally commenced on 17 October 2014.

A chronological timeline of actions is provided for below:

- 16 October 2014 (soft launch):
 - A 6x8' full colour signboard was erected on the site.
 - The first colour advertisement was published in the Australian Financial Review (AFR)
- 17 October 2014 (formal commencement of campaign):
 - The Minister for Finance, Services and Property, Mr Dominic Perrottet MP and the Minister for Planning Mr Rob Stokes MP released a joint media statement announcing the commencement of the EOI campaign. The media announcement was made on-site, on the grounds of the Former Gosford Public School.
 - The internet advertisement listing was published on commercial real estate website 'Real Commercial.com.au' (www.realcommercial.com.au).
 - The internet advertisement listing was published on commercial real estate website 'Commercial Real Estate.com.au' (www.commercialrealestate.com.au).
 - The EOI was published on the NSW Government's e-tendering website.
 - DL Mail Cards were sent to 2,500 parties from CBRE internal database.
- 18 October 2014:
 - The first colour advertisement was published in the Sydney Morning Herald (SMH)
- 23 October 2014:
 - The Second colour advertisement was published in the AFR
- 25 October 2014:
 - The second colour advertisement was published in the SMH
- 30 October 2014:
 - The third colour advertisement was published in the AFR
- 1 November 2014:
 - The third colour advertisement was published in the SMH
- 6 November 2014:
 - The fourth colour advertisement was published in the AFR
- 8 November 2014:
 - The fourth colour advertisement was published in the SMH

Copies of the above follow.

Media Announcement:



Rob Stokes MP
Minister for the Environment
Minister for Heritage
Minister for the Central Coast
Assistant Minister for Planning

Dominic Perrottet MP
Minister for Finance and Services

MEDIA RELEASE

Friday 17 October 2014

PROGRESS ON THE GOSFORD WATERFRONT TRANSFORMATION

The NSW Government has progressed plans to revitalise the Gosford waterfront today with a call for expressions of interest for the redevelopment of the former Gosford Public School site by Minister for the Central Coast Rob Stokes, Finance Minister Dominic Perrottet and Gosford MP Chris Holstein.

Mr Stokes said this is a key site for the city of Gosford and a significant catalyst of the region's regeneration.

"The redevelopment of the former Gosford Public School site is at the heart of the priorities for the NSW Government on the Central Coast," Mr Stokes said.

"A vibrant and modern waterfront area will offer the community new opportunities to live, work and play, and attract visitors from across NSW."

Mr Perrottet said the move to the next phase was an endorsement of the Government's property strategy.

"Government shouldn't hold on to property assets that are underutilised or no longer required for core business," Mr Perrottet said.

"We would rather these assets be used for the benefit of the local community rather than sitting empty in government hands."

Member for Gosford Chris Holstein said the redevelopment of the former school site is central to the successful transformation of the Gosford Waterfront into a busy business and residential hub - with its own sense of place.

"We are focused on encouraging development activity in the city. Progress here is welcome," Mr Holstein said.

"It is envisaged that future development on the site will include a mix of uses and generate long term employment outcomes and the site will be completed by the end of November.

"All future development on the site will be on public exhibition and available for community comment as development applications are lodged with Gosford City Council. The deadline for the submission of expressions of interests is Friday 14 November 2014.

Media: John McCormack 0467 731 806 (Mr Stokes)
Nigel Freitas 0427 464 623 (Mr Perrottet)
Chris Holstein MP 0418 796 375

Signboard:

cbre.com.au

EOI closing 14th November 2014

STRATEGIC WATERFRONT DEVELOPMENT OPPORTUNITY

- Land area: 1.56HA*
- Zoned: B4 Mixed Use
- FSR: 3.5:1
- Height: Up to RL48M
- Key development site within Gosford waterfront precinct

*approx

Tim Grosmann

0421 042 722

Nicholas Heaton

0408 025 097

Level 21, 363 George Street, Sydney



CBRE


DL Mail Cards:

Front


20 MANN STREET, GOSFORD NSW

STRATEGIC WATERFRONT DEVELOPMENT OPPORTUNITY

CBRE



Back





Expressions of Interest:
Closing: 14 November 2014 at 4pm


CBRE

STRATEGIC WATERFRONT DEVELOPMENT OPPORTUNITY

- Exciting opportunity to acquire the Central Coast's most sought after development site being offered for the first time
- Ideally located with easy access to Sydney and Newcastle by the Northern Rail Line and M1 Motorway
- Zoned B4 Mixed use with a FSR of 3.5:1
- Land area 1.56ha* with estimated GFA of 54,600sqm*

 Central Coast Regional Development Corporation

 The new state of business

 Government Property NSW

The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.

TIM GROSMANN T 02 9333 3373 M 0421 042 722 tim.grosmann@cbre.com.au	NICHOLAS HEATON T 02 9333 3565 M 0408 025 097 nicholas.heaton@cbre.com.au	CBRE Sydney Licensed Estate Agent ABN 57 057 373 574	Level 21, 363 George Street, Sydney NSW	T 9333 3373 F 9333 3330 www.cbre.com.au www.cbre.co.nz
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Sydney Morning Herald (SMH) Advertisement:



STRATEGIC WATERFRONT DEVELOPMENT OPPORTUNITY

EOI

NSW, Gosford: 20 Mann Street

- Exciting opportunity to acquire the Central Coast's most sought after development site
- Being offered for the first time
- Ideally located with easy access to Sydney and Newcastle by the Northern Rail Line and M1 Motorway
- Zoned B4 Mixed use with a FSR of 3.5:1
- Land area 1.56ha* with estimated GFA of 54,600sqm*

 Central Coast Regional Development Corporation  The new state of business  Government Property NSW

EOI: Closing: Friday 14th November 2014 at 4pm

Nicholas Heaton Tim Grosmann
0408 025 097 / 9333 3565 0421 042 722 / 9333 3373

*approx Level 21, 363 George Street, Sydney

www.cbre.com.au

Australian Financial Review (AFR) Advertisement:



STRATEGIC WATERFRONT DEVELOPMENT OPPORTUNITY

EOI

NSW, Gosford: 20 Mann Street

- Exciting opportunity to acquire the Central Coast's most sought after development site
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 Central Coast Regional Development Corporation  The new state of business  Government Property NSW

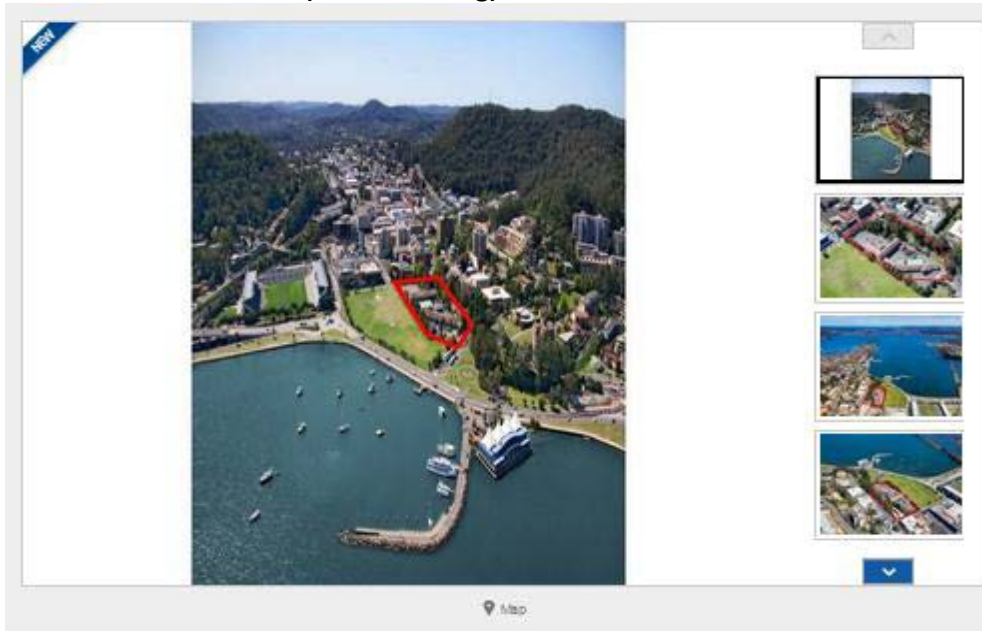
EOI: Closing Friday 14th November 2014 at 4pm

Nicholas Heaton Tim Grosmann
0408 025 097 / 9333 3565 0421 042 722 / 9333 3373

*approx Level 21, 363 George Street, Sydney

www.cbre.com.au

Realcommercial.com.au (website listing):



20 Mann Street, Gosford, NSW 2250

Land/Development - Offices

Property No. 501339027 | Show Page Visits

☆ Save Property

🖨 Print Page

For Sale - Contact Agent

Expression of Interest

Land Area 1.56ha (3.85 acres) (approx)	Floor Area 1 m ²	Tenure Type Vacant Possession
Last Updated Oct 20, 2014	Energy Efficiency Rating 0.0-star NABERS Energy Rating	Zoning B4 Mixed use

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CBRE

<p>CBRE - Sydney Level 21, 383 George Street Sydney NSW 2000</p> <p>View Agency Profile</p>	<p>Tim Grosmann 📞 042 _____</p> <p>Email Agent</p>	<p>Nicholas Heaton 📞 042 _____</p> <p>Email Agent</p>
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STRATEGIC WATERFRONT DEVELOPMENT OPPORTUNITY

- Existing opportunity to acquire the Central Coast's most sought after development site being offered for the first time
- Ideally located with easy access to Sydney and Newcastle by the Northern Rd and F3 F Freeway
- Zoned B4 Mixed use with a FSR of 3.5:1
- Land area 1.56ha with estimated GFA of 54,830 sqm*

20 Mann Street, Gosford, NSW 2250



🗺 Street View | 📍 Get Directions

Commercialrealestate.com.au (Website Listing):

20 Mann Street, GOSFORD NSW 2250
EXPRESSION OF INTEREST

CONTACT AGENTS



PROPERTY DETAILS

Category:	Development / Land, Offices	Floor area:	Tm ²
Land area:	2ha	Property ID:	2011520547
Updated:	12 Nov 2015		

CONTACT AGENTS

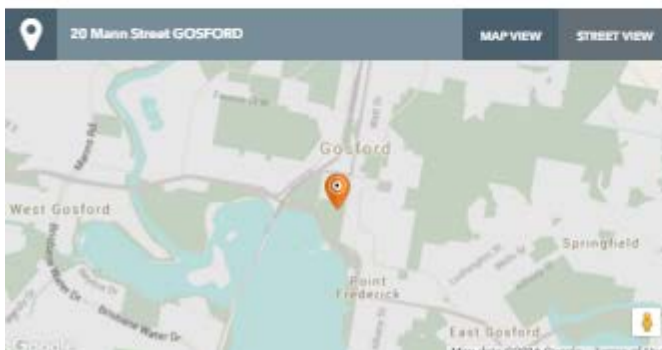
MAP PRINT SHARE

STRATEGIC WATERFRONT DEVELOPMENT OPPORTUNITY

- Exciting opportunity to acquire the Central Coast's most sought after development site being offered for the first time
- Ideally located with easy access to Sydney and Newcastle by the Northern Rail Line and F3 Freeway
- Zoned B4 Mixed use with a FSR of 3.5:1
- Land area 1.56ha* with estimated GFA of 54,600 sqm*

Expression of Interest Details

Close Date:
Recipient Name:
Delivery Address:



CBRE

CBRE Sydney
Level 21
363 George Street Sydney NSW
2000

[View Agent Profile >](#)



Nicholas Heaton

+61 000 000



Tim Grogmann

+61 000 000

EMAIL THIS AGENT

Your name*

Your email*

Your phone number*

Subject: 20 Mann Street

Message*

CONTACT AGENTS

[2] On what date did expressions of interest close for the sale of a section of the Gosford Public School site? What authority made the decision concerning the sale and what guidelines were used?

- The expressions of interest ('EOI') campaign formally closed at 4pm on 14 November 2014.

At 9.30am on 18 November 2014 the e-tendering portal was closed and the EOI ceased to be published as 'active' on the website as e-tenders may only be published and unpublished on the e-tendering website on a Tuesday or Thursday.

- Principle 9 of the Premier's Memorandum 2012-20 ('PM2012-20') provides "All proposed real property disposals will be undertaken, managed and approved by Government Property NSW, unless Government Property NSW approves another agency undertaking those functions".

The decision concerning the outcome of the EOI (which was approval of a shortlist) was made by the Chief Executive Officer of Government Property NSW (GPNSW CEO). This was in accordance with the Government Property NSW Act. There was a recommendation from an evaluation panel comprised of representatives from GPNSW, Department of Education and the Central Coast Regional Development Corporation . The panel evaluated all expressions of interest received in accordance with the EOI/tender evaluation plan. Evaluation criteria are outlined in the Registration Forms included in the EOI Document and comprised:

- Proponent Details
- Development Proposals
- Land Area and Indicative Land Price
- Capacity to Deliver

[3] How many offers were made for the purchase of a section of the former Gosford Public School Site? Please list who made each offer and what the amount of that offer was.

- Five (5) expressions of interest were received for the Mann Street site.
- *Please refer to the Notice of Decision for reasons why information on who made each offer and what amount the offer was has not been released.*